



20240318000073660 2/3 \$381.50
Shelby Cnty Judge of Probate, AL
03/18/2024 12:04:02 PM FILED/CERT


Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees, their heirs, and assigns.


This conveyance is subject to that certain mortgage recorded in the office of the Judge of Probate of Shelby County, Alabama, which has an outstanding balance of approximately _____
\$300,000.00 as of today's date.

To have and to hold the above-described real estate unto the said Grantee with every contingent remainder and right of reversion. And for the consideration aforesaid, the Grantors covenant and agree with the said Grantee that the Grantors are seized of an indefeasible estate in fee simple in said real estate; that the Grantors have a good, lawful, and perfect right to sell and convey the said real estate in fee simple; that said real estate is free and clear from all encumbrances whatsoever; and that the Grantors will forever warrant and defend the title to the said real estate, and the possession thereof, against the lawful claims and demands of all persons whomsoever.

Wherever the words Grantor and Grantee appear herein, the same shall include the singular and/or the plural and the masculine and/or feminine, as the case may be.

IN WITNESS WHEREOF, the Grantors have signed and sealed this conveyance on this the day, month, and year first above written.



KYLE CHAMPION


AMANDA CHAMPION

STATE OF ALABAMA

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COUNTY OF SHELBY

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I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do certify that KYLE CHAMPION and AMANDA CHAMPION, a married couple, whose names are signed to the above and foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal of office on this date the 23rd day of February, 2024.

NOTARY PUBLIC

State of Alabama at Large

My commission expires: 2-18-25

NOTE: NOTARY MUST AFFIX OFFICIAL SEAL OF OFFICE

THIS INSTRUMENT PREPARED BY:

Reid G. Tolar

Attorney at Law

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NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.